

Town & Country

Estate & Letting Agents

Millers Park, Chester

£259,950



This well-presented detached three-bedroom home is located in a quiet cul-de-sac within a modern development, offering easy access to Chester city centre, motorways, and local amenities. The property features gas central heating, UPVC double glazing, and includes an entrance hall, spacious living room, open-plan kitchen/dining room, and cloakroom WC. Upstairs, there is a family bathroom and three bedrooms, with the principal bedroom having an en-suite. Outside, a slate-chip forecourt and driveway provide parking, while timber side access leads to a lawned rear garden with a paved patio, all enclosed by timber fencing.

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DESCRIPTION

Situated in a quiet cul-de-sac within a modern development, this well-presented detached three-bedroom home offers convenient access to Chester city centre, local motorway networks, and a wide range of amenities. Benefiting from gas central heating and UPVC double glazing, the property briefly comprises an entrance hall, a spacious living room, and an open-plan kitchen/dining room with a cloakroom WC. The first-floor landing provides access to a family bathroom and three bedrooms, including a principal bedroom with en-suite facilities. Externally, the front features a small slate-chip forecourt, while a driveway runs alongside the property, providing ample parking. Timber side access leads to a predominantly lawned rear garden with a paved patio area, enclosed by timber fence panels for privacy.

LOCATION

Millers Park lies within the popular district of Saltney and located on the verge of open countryside, approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets. Local schooling is available within the area for primary, nursery and secondary education. Saltney has a range of excellent facilities including Morrison's supermarket.

DIRECTIONS

From our Chester branch, head south on Lower Bridge St towards St Olave St. Turn right onto Castle St. At the roundabout, take the 1st exit onto Grosvenor Rd/A483. Continue straight to stay on Grosvenor Rd/A483. At the roundabout, take the 3rd exit onto Hough Grn/A5104 and

continue to follow A5104 towards Saltney. Turn right onto Mayfield Pk, then turn right onto Millers Park. The property will be on the left.

ENTRANCE HALL

The property is entered through an opaque composite double-glazed front door, leading to a hallway with timber laminate flooring, a radiator, and a window overlooking the side elevation. The hallway also features stairs ascending to the first-floor accommodation and a door opening into the living room.



LIVING ROOM

14'6 x 13'4

The living room features timber laminate flooring, a bay window facing the front elevation with a radiator beneath, and a door leading into the kitchen/dining room.

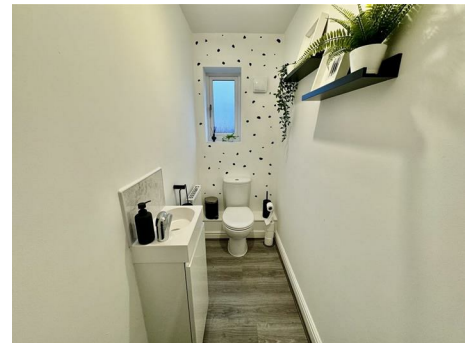


KITCHEN/DINING ROOM

16'4 x 12'5 (max)

The kitchen is fitted with a range of attractive grey shaker-style wall, base, and drawer units, complemented by stainless steel handles. Ample work surface space houses a stainless steel one-and-a-half bowl sink with a mixer tap. Integrated appliances include a stainless steel oven, hob, and extractor hood, along with a dishwasher, fridge freezer, and a housing cupboard for the gas combination boiler. The flooring is timber laminate, and recessed

downlights are set into the ceiling. Additional features include a radiator, internal doors leading to an upstairs storage cupboard, access to a cloakroom WC, and UPVC double-glazed French doors opening to the rear garden.



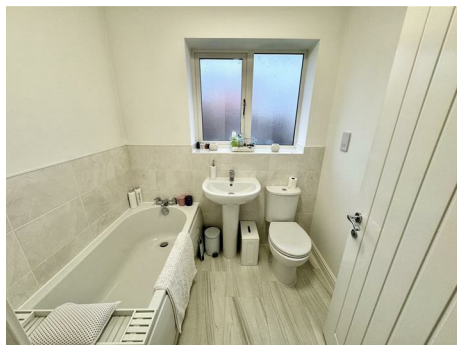
CLOAKROOM W.C.

7' x 2'10

The cloakroom is fitted with a modern dual-flush low-level WC, a vanity unit, and a wash hand basin with a mixer tap. Additional features include a radiator, an extractor fan, and an opaque window facing the side elevation.

FIRST FLOOR LANDING

The first-floor landing provides access to the loft and includes a built-in cupboard. It features an opaque window to the side elevation and doors leading to the bathroom and all three bedrooms, the principal of which benefits from en-suite facilities.



BATHROOM

5'4 x 6'2

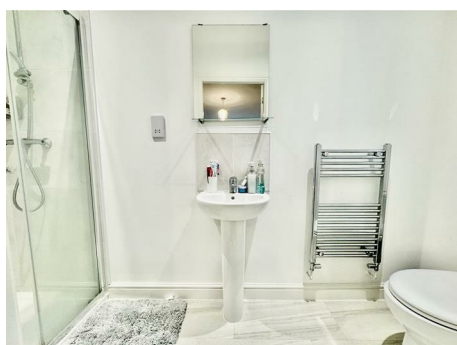
The bathroom is fitted with a white panel bath with a mixer tap, a dual-flush low-level WC, and a pedestal wash basin. The walls are partially tiled, and there is a chrome heated towel rail, an extractor fan, and an opaque window facing the rear elevation.



BEDROOM ONE

12'8 x 10'

The principal bedroom features a window facing the front elevation with a radiator beneath and a door leading to the en-suite shower room.



ENSUITE SHOWER ROOM

10' x 2'9

The en-suite shower room is fitted with an oversized tiled shower enclosure with a

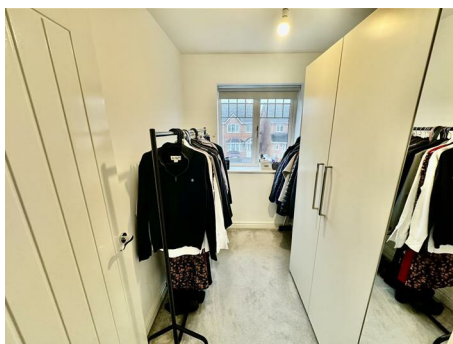
thermostatic shower, a dual-flush low-level WC, and a pedestal wash basin with a mixer tap. Additional features include a chrome heated towel rail, an opaque window to the side elevation, recessed downlights in the ceiling, and an extractor fan.



BEDROOM TWO

9'9 x 8'9

With a window facing the rear elevation and a radiator below.



BEDROOM THREE

7'7 x 5'9

The room features a window to the front elevation with a radiator beneath.



EXTERNALLY

At the front of the property is a slate-chip garden, with a driveway extending along the

side of the house. Next to the front door is a courtesy light with a canopy overhead. The rear garden, accessible via timber side access, is enclosed and primarily laid to lawn, featuring a shrub border, a paved patio area, an outdoor light, and a tap.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: TBC

Council Tax: TBC

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

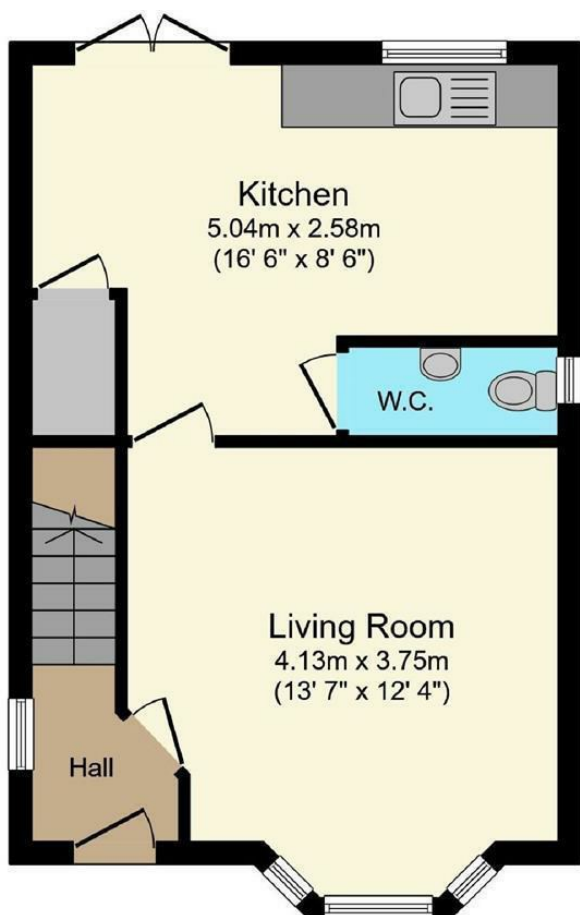
SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

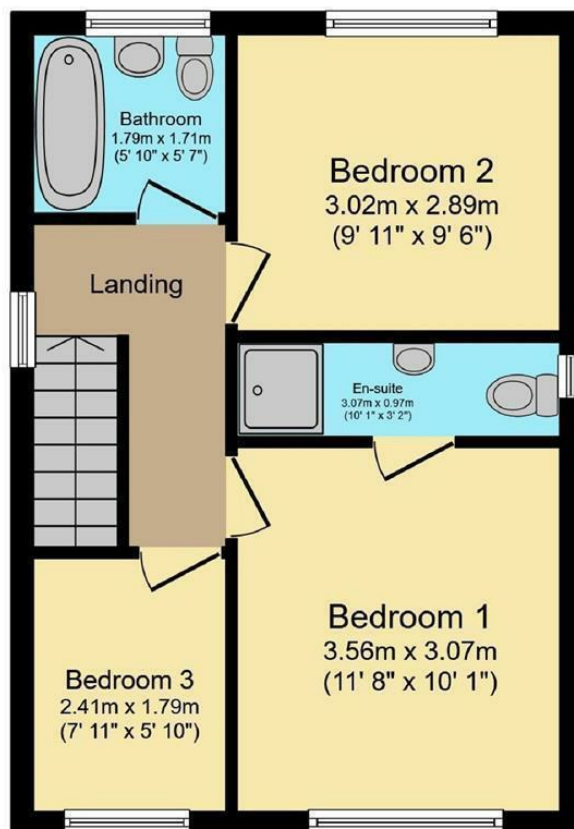
MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Ground Floor



First Floor

Total floor area 74.7 sq.m. (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.